

VII. G. NORTHEAST SUBAREA



The **Northeast Subarea** is characterized by single and multi-family housing and retail and commercial development. The neighborhoods are generally new subdivisions where middle and upper income families reside. The retail/commercial development includes large strip centers and mega-store developments located on Loop 410, Highway 281, and Nacogdoches, Thousand Oaks, Perrin Beitel and Judson Roads. The terrain ranges from gently sloping near Loop 410 at the southern end of the subarea to extremely hilly and rocky at the northern end of the subarea near Loop 1604. A variety of terrains and ecosystems exists along the northern boundary of the subarea. The northwest corner of the subarea is located in the Edwards Aquifer Recharge Zone where there are limitations on development. This Subarea includes portions of Council Districts 9 and 10.

1. **CENSUS TRACTS**

1209, 1210, 1211, 1212, 1213, 1215, 1218, 1219, 1913

2. **POPULATION (estimated)* % of change**

2000	136,120	--
2005	163,312	+20.00%
2010	181,474	+17.10%
2015	197,519	+8.80%

*Based on past trend analysis (1970-2000) and current 2005 city limit boundaries as provided by the City of San Antonio Planning Department, January 2005.

3. **DEMOGRAPHICS***

Hispanic	28.40%	Age		
Anglo	61.50%		<5	7.50%
African American	5.50%		5-17	19.40%
Other	4.60%		18-24	8.10%
			25-44	34.30%
Male	48.20%		45-64	22.40%
Female	51.80%		65+	8.30%

Median Household Income \$53,796

*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

4. **PROMINENT LANDMARKS AND FACILITIES**

- San Antonio International Airport
- Rolling Oaks Mall

5. **NATURAL RESOURCE ASSETS**

- existing rock quarries
- Edwards Aquifer Recharge Zone
- Salado, Mud, Lorence, Elm, Long, and Perrin Beitel Creeks
- undeveloped, sensitive ecosystems north and south of Loop 1604

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6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

<u>Name</u>	<u>Type</u>	<u>Acreage</u>	
Friesenhahn	NP	11.80	
Kallison	NP	15.20	
Oakhaven	NP	9.50	
Subtotal Neighborhood Parks			36.50 Acres
Blossom	CP	17.60	
McClain	CP	97.50	
Subtotal Community Parks			115.10 Acres
Comanche Lookout	LUP/HR	99.73	
Johnson, Lady Bird	LUP/SC	77.80	
McAllister	LUP/NA	995.79	
Subtotal Large Urban Parks			1,173.32 Acres
Mud Creek	NA	67.37	
Subtotal Natural Areas			67.37 Acres
Lorence Creek	GW	37.39	
Subtotal Greenways			37.39 Acres
TOTAL CITY PARK ACREAGE			1,429.68 Acres

B. Bexar County Facilities

<u>Name</u>	<u>Acreage</u>	
MacArthur Park	12.25	
Subtotal		12.25 Acres

C. City of Live Oak Facilities

<u>Name</u>	<u>Acreage</u>	
Blaha Park	5.00	
Live Oak Park	75.00	
Montanio Park	5.00	
Xeriscape Gardens	.25	
Subtotal		85.25 Acres

D. City of Selma Facilities

<u>Name</u>	<u>Acreage</u>	
Davenport Park	2.00	
Subtotal		2.00 Acres

E. City of Windcrest Facilities

<u>Name</u>	<u>Acreage</u>	
Takas Park	10.20	
Subtotal		10.20 Acres

TOTAL NON-CITY PARK ACREAGE **109.70 Acres**

GRAND TOTAL FAR WEST SUBAREA PARK ACREAGE **1,539.38**

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7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1000 residents, the following chart summarizes the park land needs of the Northeast Subarea (based on June 2005 park acreage figures).

NORTHEAST SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	2005 Estimated Population 163,312 (Acres/Goal) (Excess/Def.)		2010 Estimated Population 181,475 (Acres/Goal) (Excess/Def.)		2015 Estimated Population 197,519 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	1,429.68	8.75/1,000	2,613	-1,183	2,904	-1,474	3,160	-1,730
Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	1,539.38	9.43/1,000	2,613	-1,074				

* Based on June 2005 Park Acreage

In June 2005, the City owned 1,429.68 acres of park land, or 8.75 acres per 1,000 residents in the Northeast Subarea. Based on the national average of 16 acres per 1,000 residents, a deficiency of 1,183 acres exists. Park acres of other public entities impact this ratio slightly, raising the total to 9.43 acres per 1,000 residents. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 1,474 acres by the year 2010.

8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

Project***	Funding	Source	Completion
Lou Hamilton Community Center Addition	\$400,000	Park Bonds	May 2000
Blossom Park Improvements***	\$200,000	Park Bonds	June 2000
Friesenhahn Park Improvements***	\$57,780	Park Bonds	August 2000
Comanche Lookout Park Development***	\$400,000	Park Bonds	April 2001
Alva Jo Fisher Softball Complex Repairs***	\$78,643	General Fund	January 2002
McAllister Park Improvements Phase 1***	\$1,000,000	Park Bonds	February 2002
McClain Park Development	\$97,260	General Fund	February 2002
Kallison Park Improvements***	\$50,000	Park Bonds	May 2003
Oakhaven Park Improvements	\$50,000	Park Bonds	May 2003
Lady Bird Johnson Park Skate/Aquatic Facility***	\$781,716	Park Bonds	January 2004
Comanche Lookout Park Improvements Ph. 2***	\$862,298	Park Bonds	June 2005

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

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There were 11 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$3,977,697. Out of all the projects completed, 72% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

B. Park Land Acquired

- Mud Creek Park – (2001) – 67.37 acres
- Comanche Lookout Park Addition – (2002) – 3.731 acres
- McAllister Park Addition – (2002) – 139.4947 acres
- McClain Park – (2002) – 97.497 acres
- Lorence Creek Park Addition – (2003) – 12.076 acres
- Lorence Creek Park Addition – (2005) – 5.576 acres

There were 325.75 acres of park land added in the past five years with a total of 1,429.68 acres of City park land currently in the subarea.

C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Edwards Aquifer Protection Land Acquisition***	\$22,500,000*	Sales Tax
Friesenhahn Park Improvements Phase 2***	\$238,900	Park Bonds
Lorence Creek Park Improvements***	\$200,000	Park Bonds
McAllister Park Improvements Phase 2***	\$2,643,974	Park Bonds
McClain Park Improvements	\$100,000	Park Bonds
Mud Creek Park Development	\$100,000	Park Bonds
Neighborhood Park Land Acquisition***	\$155,860	UDC Fees
Northeast YMCA Building Improvements	\$55,000	CDBG
Salado Creek Greenway Development***	\$5,881,479	Sales Tax

* Estimated

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 9 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$31,875,213. Out of all these projects, 67% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

9. COMMUNITY SURVEY

Based on surveys completed during the planning process for this document and on discussions with citizens, need has been expressed for the following activities and facilities.

- developed parks
- community center
- swimming facility



10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Northeast Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

GENERAL PRIORITIES

- acquire additional park acreage to meet service goals, especially in regards to neighborhood and community parks, by Park Dedication or by other means.
- rehabilitate existing parks and recreation facilities to assure safety, security, accessibility, and quality programming for users.
- work with other public agencies and private organizations and individuals to secure land and further develop the Salado Creek corridor as a greenway.
- address major deficit in youth and adult city programs.
- Emphasize nature and outdoor programs at Comanche Lookout Park and Semmes Library.
- continue implementation of the McAllister Park Master Plan.
- secure natural area acreage over the Edwards Aquifer Recharge Zone and develop into accessible nature parks.
- construct a multi-purpose community center with gymnasium and pool.
- develop cooperative efforts with NEISD for park development and programs

11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

Recommendation	Estimate*	Source	Year
Outdoor Priority 1			
Neighborhood Park Development --design and construct new neighborhood park with walking trails, playgrounds, sport courts, and other appropriate development. (Council Districts 9 and 10)			
Design	\$104,000	all but CDBG	2007
Construction	\$432,640	all but CDBG	2008
Outdoor Priority 2			
Natural Area Development -- design and construction of an existing natural area property to include access, parking, ADA trails, wayfinding, bridges, restroom, trail head, interpretive features, and park furnishings. (Council Districts 9 and 10)			
Design	\$243,360	all but CDBG	2008
Construction	\$1,012,378	all but CDBG	2009
Outdoor Priority 3			
McAllister Park --design and construct rehabilitation to include trails, wayfinding, ADA modifications, playgrounds, picnic facilities, restrooms, parking, and roadways. (Council District 9)			
Design	\$703,040	all but CDBG	2009
Construction	\$2,924,646	all but CDBG	2010

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Outdoor Priority 4

Lady Bird Johnson Park-- design and construct rehabilitation to include entrance, roadways, parking, ADA, park furnishings, addition of snake run to concrete skate park. (Council District 10)

<i>Design</i>	\$478,123	all but CDBG	2010
<i>Construction</i>	\$1,912,490	all but CDBG	2011

Outdoor Priority 5

Oakhaven Park--design and construct rehabilitation to include trail and ADA modifications. (Council District 9)

<i>Design</i>	\$29,246	all but CDBG	2010
<i>Construction</i>	\$243,331	all but CDBG	2011

Indoor Priority 1

Community Center--design & construct a community center with a gymnasium and a pool. (Council Districts 9 and 10)

<i>Land Acquisition</i>	\$1,622,400	all but CDBG	2008
<i>Design</i>	\$703,040	all but CDBG	2009
<i>Construction</i>	\$2,924,646	all but CDBG	2010

Other Subarea Project Needs

Comanche Lookout Park--design and construct rehabilitation to include trails and erosion control. (Council District 10)

<i>Design</i>	\$158,165	all but CDBG	2012
<i>Construction</i>	\$657,966	all but CDBG	2013

Lady Bird Johnson Park/Fisher Softball Complex--design and construct rehabilitation to include connect sewer system with lift station from Y.M.C.A. & softball complex to main sewer, construct water diversion wall behind fields #2 & #3, heighten fences #1 & #4 to 12 feet, #2 & #3 to 10 feet, ADA improvements, and a playground. (Council District 10)

<i>Design</i>	\$167,648	all but CDBG	2008
<i>Construction</i>	\$1,124,864	all but CDBG	2009

Land Acquisition--acquire land for neighborhood and community type parks. (Council Districts 9 and 10)

<i>Acquire 5-10 acres</i>	\$260,000	all but CDBG	2007
<i>Acquire 5-10 acres</i>	\$281,216	all but CDBG	2009
<i>Acquire 5-10 acres</i>	\$304,163	all but CDBG	2011
<i>Acquire 10-20 acres</i>	\$657,966	all but CDBG	2013
<i>Acquire 10-20 acres</i>	\$711,656	all but CDBG	2015

Large Urban Park--acquire 75 to 100 acres north of Loop 1604 and east of Highway 281, for a large urban park, and develop property appropriately. (Council District 10)

<i>Acquisition</i>	\$3,640,000	all but CDBG	2007
<i>Design</i>	\$811,200	all but CDBG	2008
<i>Construction</i>	\$3,374,592	all but CDBG	2009

McClain Park--design and construct trails, interpretive features, and park amenities. (Council District 10)

<i>Design</i>	\$187,500	all but CDBG	2008
<i>Construction</i>	\$750,000	all but CDBG	2009

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Mud Creek Natural Area-- design and construction of improvements to include access, parking, ADA trails, wayfinding, restroom, trail head, interpretive features, and park furnishings. (Council District 10)

<i>Design</i>	\$312,500	all but CDBG	2009
<i>Construction</i>	\$1,250,000	all but CDBG	2010

Natural Area Development-- design and construction of an existing natural area property outside of Loop 1604 to include access, parking, ADA trails, wayfinding, bridges, restroom, trail head, interpretive features, and park furnishings. (Council District 10)

<i>Design</i>	\$1,000,000	all but CDBG	2010
<i>Construction</i>	\$4,000,000	all but CDBG	2011

Neighborhood Park Development--design and construct new neighborhood parks with walking trails, playgrounds, sport courts, and other appropriate development. (5 Parks) (Council Districts 9 and 10)

<i>Design</i>	\$112,486	all but CDBG	2009
<i>Construction</i>	\$467,943	all but CDBG	2010
<i>Design</i>	\$116,986	all but CDBG	2010
<i>Construction</i>	\$486,661	all but CDBG	2011
<i>Design</i>	\$121,665	all but CDBG	2011
<i>Construction</i>	\$506,128	all but CDBG	2012
<i>Design</i>	\$126,532	all but CDBG	2012
<i>Construction</i>	\$526,373	all but CDBG	2013
<i>Design</i>	\$131,593	all but CDBG	2013
<i>Construction</i>	\$547,428	all but CDBG	2014

TOTAL PROPOSED PROJECTS **\$36,126,571**

*Costs adjusted for annual inflation of 4% per year beginning in 2006.

12. NORTHEAST SUBAREA FACILITIES MAP (Following Attachment)

13. NORTHEAST SUBAREA PROGRAMS MAP (Following Attachment)